

Searco Holdings Pty Ltd
C/- A. Giuti
84 Elizabeth Drive
Liverpool NSW 2170



The Chairman
Independent Pricing and Regulatory Tribunal
PO. Box Q290
QVB POST OFFICE NSW 1230

29 January 2008

Dear Sir,

RE: SYDNEY WATER DSP CHARGES REVIEW

I write as a concerned land owner within the Yarrunga Release Area.

We are extremely concerned about the rate increases for sewer and water Developer Servicing Plan (DSP) charges for the subject area, which we understand falls within what is known as 'Liverpool precinct'.

Although this area was only gazetted for industrial usage late 2007, it has long been earmarked and identified by State Government and Liverpool Council for rezoning and it is totally surrounded by other industrial and residential developments and it should not be considered a fringe growth development area.

We also believe that the water and sewer infrastructure required for its development by Sydney Water is already available.

Following meetings we have had with potential purchasers/developers we have been informed that the DSP charges applying to the subject land have gone through the roof in recent times. We have checked with Sydney Water, its Coordinators and the Sydney Water webpage, and it has been confirmed that the charges that apply to our area are as follows;

Sewer charges have gone from approx. \$88,000.00 to \$446,271 per ha.

Water charges have gone from approx. \$20,000 to \$40,286 per ha.

As well as a new charge for recycled water of \$114,657 per ha.

All of the above charges total approx. \$600,000 per ha.

These increases represent an increase of approximately 600%

We have also learned that as at July 2002 the DSP charges in the vicinity of the subject area were as follows;

Sewer approximately \$16,000 per hectare

Water approximately \$17,000 per hectare

Based on those figures, the current charges represent 1800%.

We have also noticed that, whilst Yarrunga (Liverpool) and some other areas within the Sydney Region have been lumbered with such hefty increases there are quite a number of areas that pay much less, and some that don't pay any such levies at all.

This is grossly discriminative and most unfair.

The NSW Government has repeatedly made the statement that, its aim has always been to make available to the market an ample supply of affordable urban land, especially in Southwestern Sydney, where house affordability and unemployment are at crisis point. *It would appear that the land may have been made available, but with these kinds of burdening charges/levies/taxes it can hardly be considered to be affordable.*

These levels of increases to the DSP charges coupled with Council's S.94 Contributions and all other associated development costs would go totally against the Government's aim of providing residential and employment land at affordable prices.

We have read Sydney Water's own submission to the review. In that submission they seem to submit that the present method of assessing these charges is complex and discriminative between the coastal suburbs, where DSP charges are nil and the northwest and southwest, where the charges had already gone up by 600% or more.

Yet on page 30-32 of their submission their indicative charges would be increasing by a further \$1,789 per ET for wastewater and \$1,020 per ET for water. Surely that could not possibly be correct.

We believe that a far more fair and equitable way of assessing the DSP charges would be to have the same level of charges for the whole of the Sydney Region regardless of its location.

We appeal to IPART in consultation with Sydney Water and the State Government to have these charges reassessed and hopefully abolished, in line with many other areas throughout Sydney Metropolitan area, or at the very least grossly reduced.

Thank you in anticipation and look forward to your reply.

Yours faithfully,



A. Giusti